

April 19th 2018

TOWNSHIP OF OCEAN
Zoning Board of Adjustment
Minutes
April 19th 2018

7:00 P.M.

PLEDGE OF ALLEGIANCE

The regular meeting of the Zoning Board of Adjustment was held on the above date and time;

STATEMENT: Pursuant to the provisions of the New Jersey, Open Public Meetings Act, sending copies of the notice of meeting properly provided adequate notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

ROLL CALL

Members Present:

Anderson, Stanley
Bruno, Ronald
Bonnetti, David
Corliss, Thomas
DeAlmeida, Antonio
Higgins, Brian
Raymond Roskowski
Petrosilli, John

Absent:

Denning, Shawn

Professionals:

Debra Rumpf & Jason Worth

Raymond Roskowski & David Bonnetti were sworn in by the board attorney.

Chairman welcomed new member David Bonnetti to the board.

MINUTES

The Chairman John Petrosilli asked for a motion to approve the Re-Org minutes of the meeting on March 15th 2018 . Stan Anderson made a motion to approve and Raymond Roskowski seconded the motion. Roll Call: (Ayes) Anderson, Roskowski Bruno, Corliss, DeAlmeida, Petrosilli,

BILLS

The Chairman asked for a motion to approve the bills Ron Bruno made a motion to approve and Raymond Roskowski seconded the motion. Roll Call: (Ayes) Bruno, Roskowski, Anderson, Corliss, DeAlmeida, Higgins, Petrosilli.

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CORRESPONDENCE:

None

MATTERS OF THE BOARD:

None

BOARD COMMENTS:

None

RESOLUTIONS:

2018-05-BA Docket # 01-18-BA, Patrick Gravino, 17 Dock Ave Block 67.01 Lot 7

Chairman asked for a motion to approve the resolution. Stan Anderson made a motion and Thomas Corliss second the motion. Roll Call (Ayes) Anderson, Corliss, Bruno, DeAlmeida, Roskowski, Petrosilli

OLD BUSINESS:

None

NEW BUSINESS:

a. Docket # 02-18-BA, Thomas Mackie, 96 Oregon Blvd, Block 200 Lot 18.01, Front & rear yard setback.

Chairman called the applicant to the stand. Thomas & Monica were sworn in by the board attorney. Mr. Mackie gave a brief description of his project, he wishes to build a SFD on the lot, and requesting setback relief. Mr. Mackie noted they had purchased the property a year ago and demolished the existing structure as it was badly damaged in Sandy. They also graded the property, and replaced the bulkhead.

Jason Worth, Board Engineer went over their review letter dated March 15th 2018.

Mr. Mackie confirmed this home if approved would be their home, and for their personal use.

Mr. Mackie explained that the plans would exceed the flood requirements for the area, and the ground level would be a garage and storage only. He also explained they planned to install an elevator, with all mechanicals above BFE.

Board Engineer explained that per ordinance 410-41 only 2 boats were allowed to be stored on the property. Mr. Mackie confirmed only his personal boats would be stored.

Mr. Mackie did not feel the project would obstruct any neighboring views, and roof gutters would be directed away from adjoining properties or into the lagoon.

Mr. Mackie submitted photos of the vacant land to the board, they were marked in as A1 through A4. Mr. Mackie provided a brief description of each photo.

Mr. Mackie confirmed the property would be graded accordingly, and would swale both sides of the property to pitch towards the street.

Open to the public, seeing none closed to the public.

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Chairman asked for a motion on the application. Brian Higgins made a motion to approve, and Raymond Roskowski seconded the motion. Roll Call (ayes) Higgins, Roskowski, Anderson, Bruno, Corliss, DeAlmeida, Petrosilli

b. Docket # 03-18-BA, Hedio & James Moussette, 308 Eight St, Block 272.03 Lot 5, Fence height & fence transparency

Chairman called the applicant to the stand. Hedio & James Moussette were sworn in by the board attorney. Hedio gave a brief description of the project, she explained they replaced a fence after they bought the home, and didn't know a fence required a permit.

Board Engineer went over their review letter dated March 27th 2018.

Mrs. Moussette explained they feel they need the fence for safety. She feels the fence will prevent her neighbor's dog from coming to her property, and prevent abductions. Mr. Moussette also explained that since they have a corner lot, people were cutting through their back yard. At this time they are only proposing the side and back, no front yard fencing. She did not want to pull in the fence to the setback, as they wanted more space inside the yard. She also wanted the extra space to throw the ball further for their dog. She also explained they wanted the smaller slats for privacy.

Applicant submitted photos marked in as A-1 through A-6 for board review.

Engineer confirmed the fence would not pose an issue with the site triangle.

Open to the public, seeing none closed to the public.

Chairman asked for a motion on the application. Raymond Roskowski made a motion to approve and Stanley Anderson seconded the motion. Roll Call (ayes) Roskowski, Anderson, Bruno, Corliss, DeAlmeida, Higgins, Petrosilli

Chairman provided updates on other projects in town.

OPEN TO THE PUBLIC FOR GENERAL COMMENTS:

Seeing none.

CLOSED TO THE PUBLIC FOR GENERAL COMMENTS:

Next Regular Meeting May 17th 2018

Motion to Adjourn

All in favor (Ayes)

Meeting Adjourned at 7:48pm

Respectfully Submitted,

Stephine Capaccio

Board Secretary

SC